

Docket Item # 3
BAR CASE # 2011-0319

BAR Meeting
November 30, 2011

ISSUE: Alterations – Wall Installation

APPLICANT: Eileen Marousek

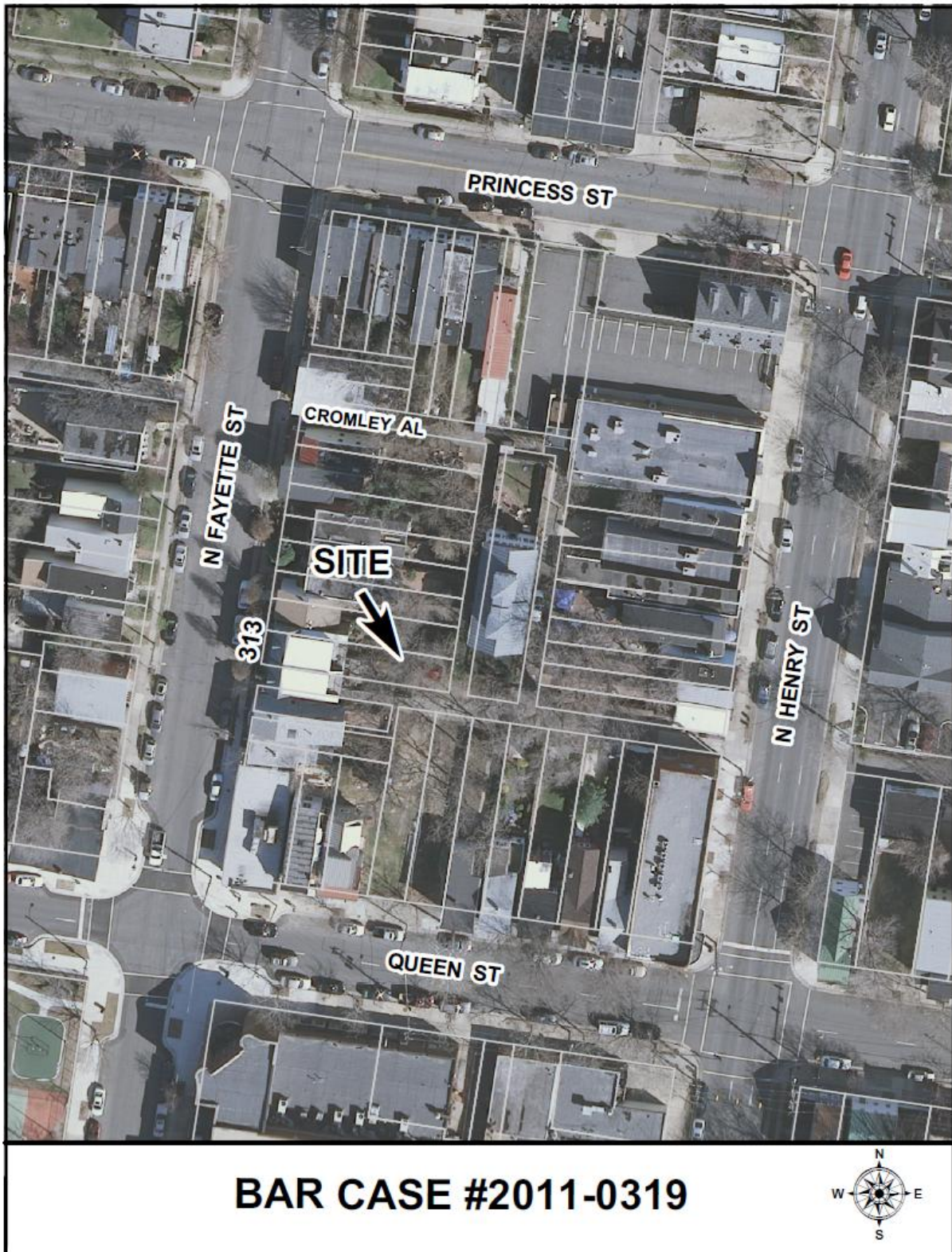
LOCATION: 313 North Fayette Street

ZONE: RB / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application, as submitted.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



I. ISSUE:

The applicant at 313 N Fayette Street is requesting approval of a Certificate of Appropriateness for the installation of a new, four foot (4') high x 7-5/8" wide brick wall. The proposed wall will extend 6' 11-5/8" from the existing wood fence, along the southern property line in the rear. The two wythe thick brick wall will be constructed utilizing a common bond brick pattern capped with a single course of rowlock bricks.

II. HISTORY:

The semi-detached dwellings at 311 and 313 N Fayette were constructed in 1999 by William Cromley in a vernacular Italianate revival style, detailed with prominent bracketed cornices, a multi-light triangular dormer and a shared, four-bay, front porch. The main block is side gabled, with a perpendicular rear ell. The roofs are standing seam metal, the siding is German lap wood and the windows are two-over-two, wood, true divided-light, double-hung sash. The front doors are detailed with four-panel wood doors, surmounted by single-light transoms. There is a rooftop deck at the third-story level surrounded by a simple wood balustrade.

III. ANALYSIS:

The proposed garden wall complies with Zoning Ordinance requirements.

The *Design Guidelines* state that "walls within the district were generally constructed of masonry...New walls should be sympathetic to the existing built environment and appropriate in materials, design and scale. The walls of brick are generally appropriate throughout the historic districts."

The Board commonly reviews and approves requests for brick walls which are six feet in height or less located in rear yards within the historic districts. This proposed wall as viewed from the public alley will be approximately 4' in height. In Staff's opinion, the brick wall meets the requirements of the *Design Guidelines*. The wall will be completely free-standing, yet is consistent with the height and setbacks established by the other fences along the alley and will not be affixed to any identified historic resources. Staff believes that this design is appropriate and compatible with the surrounding streetscape and also enables the owner to individualize their property without negatively impacting any the existing house's remaining historic fabric.

Staff recommends approval of the Certificate of Appropriateness for the construction of the brick wall, as submitted.

STAFF:

Michele Oaks, Urban Planner, Historic Preservation Section, Planning & Zoning
Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS:

Legend: C - code requirement R - recommendation S – suggestion F- finding

Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4190. (Code)
- C-1 Building permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction (including retention if required) as well as any footing/foundation schematics.
- C-2 New construction must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).

Transportation and Environmental Services (T&ES):

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on all plans submitted for approvals. (T&ES)

FINDINGS:

- F1. An approved grading plan will not be required for the proposed improvement based on the information provided. (T&ES)
- F2. The alley located at the rear of the property is private, permission must be granted from the property owner if it is to be obstructed at any time. (T&ES)

CITY CODE REQUIREMENTS

- C1. Any work from or within the public right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C2. Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (5-6-224) (T&ES)

- C3. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C4. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C5. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C6. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

V. IMAGES:



Figure 1: View of Existing Conditions at Rear of Subject Property



Figure 3: View of Existing Conditions at Rear of Subject Property

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Figure 3: View of Existing Conditions at Rear of Subject Property



Figure 4: View of 10' public alley and Existing Fence Line Patterns



Figure 5: View of Existing Conditions

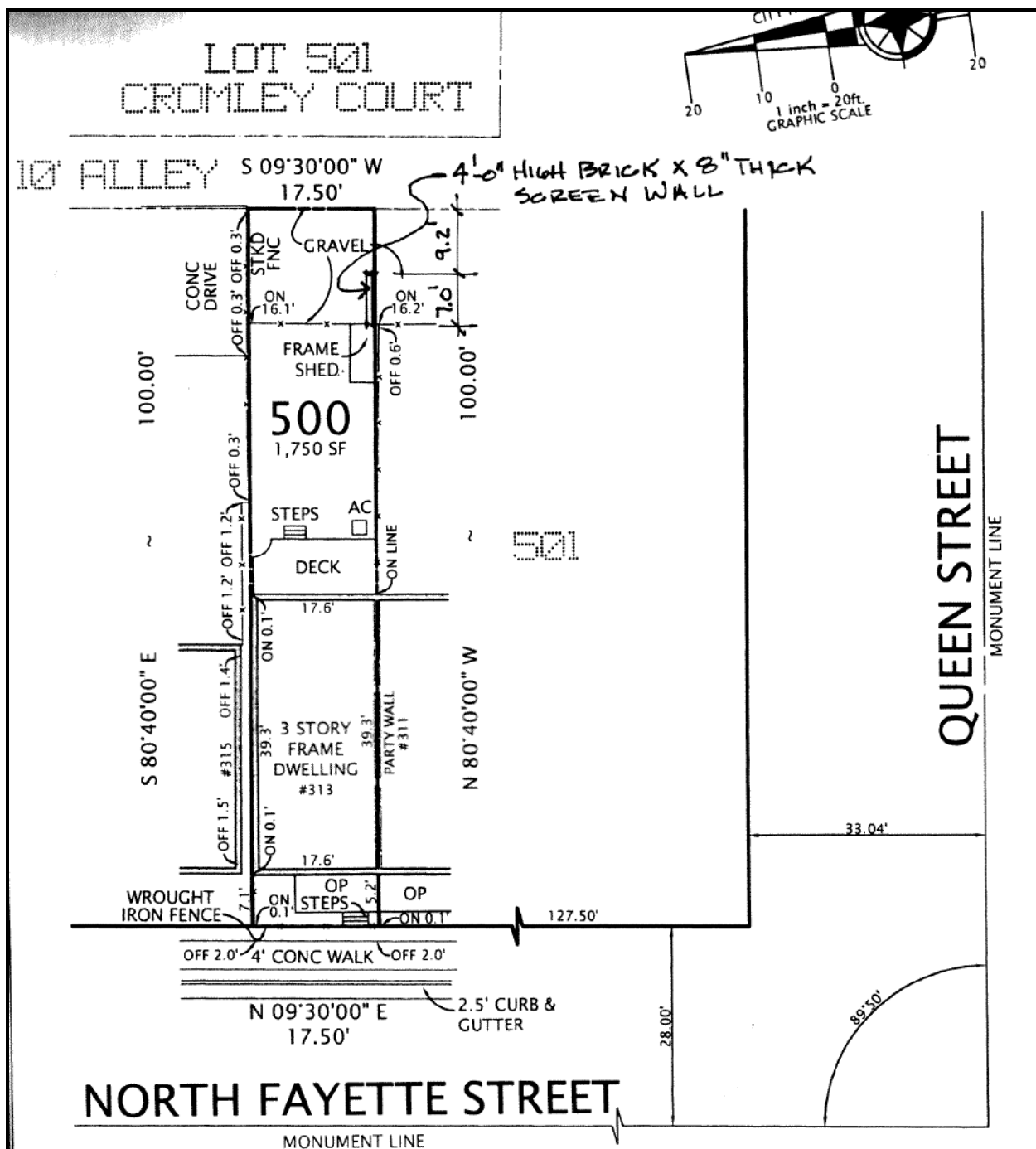


Figure 6: Plat with proposed wall location

CITY OF ALEXANDRIA
BOARD OF ARCHITECTURAL REVIEW PARKER-GRAY DISTRICT
PLAN SUBMITTAL

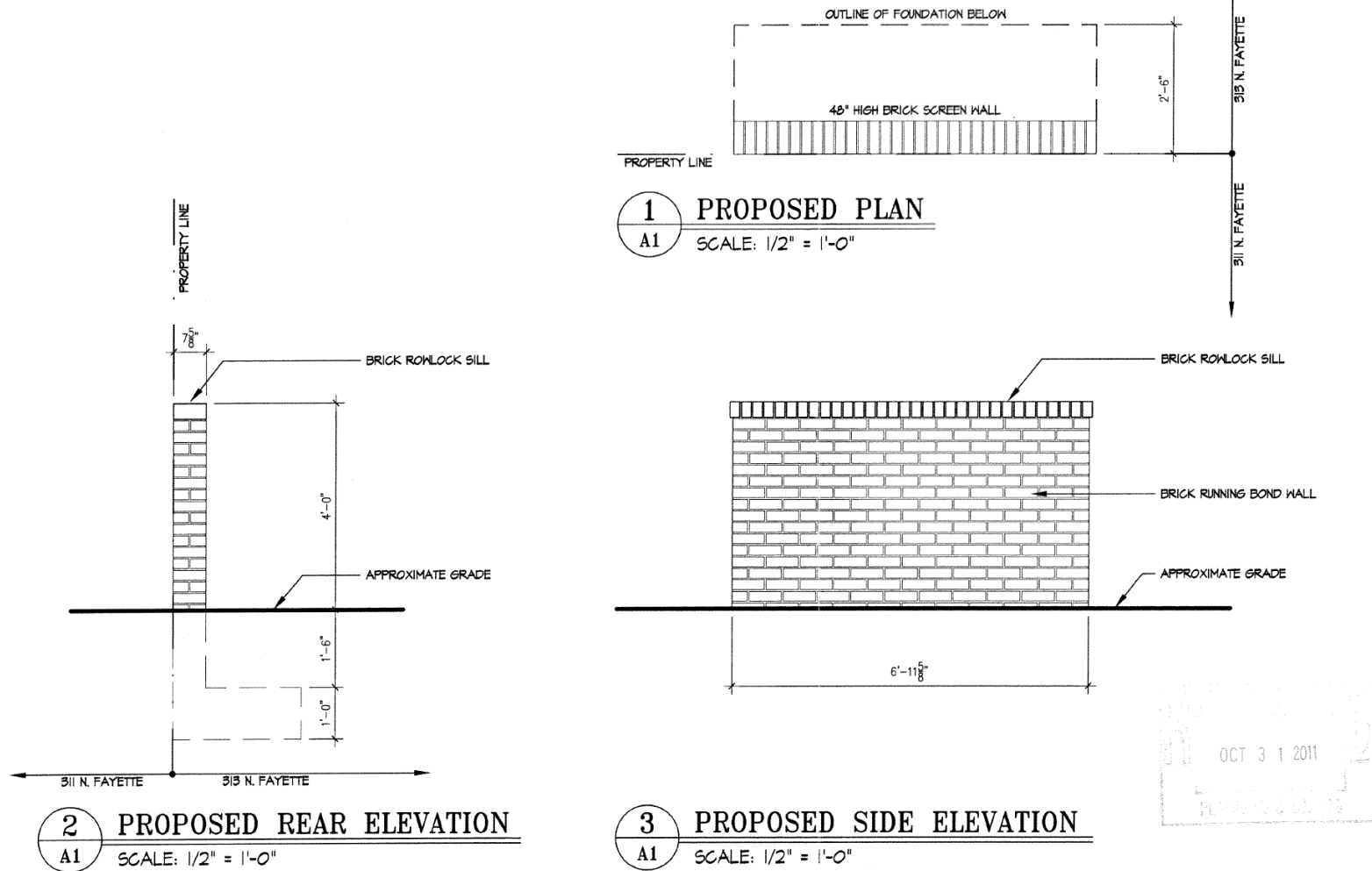


Figure 7: Plans for Proposed Wall